



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

May 15, 2025

Tyler Glahn, Crytyl Enterprises, Inc.
PO Box 454
Ellensburg, WA 98926

RE: Phenning Plat SEPA Application (SE-25-00009) – Deemed Complete

Parcel #12391

Parcel #12392

Parcel #12393

Dear Applicants,

Kittitas County Community Development Services received a State Environmental Policy Act (SEPA) checklist on May 7, 2025, for a proposed 12.49 acres to be subdivided into 40 lots intended for single-family home construction. The subject properties are zoned Urban-Residential within the Ellensburg Urban Growth Area. The parcels are located off N. Phenning Road, directly adjacent to the City of Ellensburg, which lies directly to the West and North. Your application has been determined **complete** as of May 15, 2025.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be published in the newspaper and sent to all adjoining property owners, governmental agencies, and interested persons. This includes a 15-day comment period.
2. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
3. A SEPA decision will be issued based upon comments received, and the proposal's consistency with Kittitas County Title 15, along with any other applicable codes and statutes.

If you have any questions regarding this matter, I can be reached by e-mail at zach.torrancesmith@co.kittitas.wa.us or phone at 509-962-7079.

Sincerely,

Zach Torrance-Smith
Planner I
Kittitas County Community Development Services
411 N Ruby St # 2, Ellensburg, WA 98926